



**AGENDA FOR TEXAS REAL ESTATE COMMISSION (TREC) MEETING  
STEPHEN F. AUSTIN BUILDING  
1700 N. Congress, Room 170  
Austin, TX 78701**

**February 8, 2016 at 10:00 a.m.**

**CALL TO ORDER**

1. Call to order and pledges of allegiance
2. Discussion and possible action to excuse Commissioner absence(s), if any
3. Welcome new Commission members and recognize outgoing Commission members

**ELECTIONS AND APPOINTMENTS**

4. Election of Officers
5. Committee Appointments
  - a. Budget Committee
  - b. Enforcement Committee
  - c. Inspector Advisory Committee member and Commission liaison
  - d. Education Standards Advisory Committee members and Commission liaison

**STAFF AND COMMITTEE REPORTS**

6. Reports by executive director, general counsel, and division directors of monthly activities and statistical data for communications, licensing, education, enforcement, information technology, staff services, recovery trust account and fund activity, and updates on new and ongoing agency activity; questions by commissioners to division directors regarding issues raised by the monthly activities reports; discussion of current topics raised by monthly reports; requests by commissioners for additional information or reports from staff; and introduction of new employees
7. Report by Executive Committee
8. Report by Education Standards Advisory Committee
9. Report by Texas Real Estate Inspector Committee

**PUBLIC COMMENTS**

10. General comments from visitors on non-agenda items

Pursuant to the Americans with Disabilities Act, any requests for reasonable accommodation needed by persons wishing to attend this meeting should call Amber Hinton at 512-936-3000.

Section 46.035(c) of the Texas Penal Code prohibits handgun license holders from carrying a handgun at government meetings such as this one. This prohibition applies to both concealed and open carry handguns.

EXECUTIVE SESSION

11. Executive session to discuss pending litigation or obtain advice of legal counsel on agenda items pursuant to Texas Government Code §551.071

CONTESTED CASES

12. Consideration and possible action regarding proposal for decision in the matter of
  - a. Docket No. 329-15-5303.REC; TREC v. Denetta Renee Williams
13. Consideration and possible action regarding Motion for Rehearing in the matter of
  - a. Docket No. 329-15-1043; TREC v. Erasmo Garcia

RECOVERY FUND

14. Discussion and possible action to authorize settlement of recovery fund claims or take other action on
  - a. RF 15025; Greenridge Townhome Association v. Niaz "Nick" Farooqi
  - b. RF 16001; Ed Underwood v. TXPMG, LLC, Bian LLC, et al.
  - c. RF 16003; Ruth Alvarenga and Andres Alvarenga v. Prosperity and Associates, Inc., Virginia Trevino and Roberto Reyes
  - d. RF 16004; Angela Hapgood and Brian Hapgood v. Eric Lee, et al.
  - e. RF 16005; Damien Byrd v. Robert Edwards

RULES FOR POSSIBLE ADOPTION

15. Discussion and possible action to adopt amendments to §535.210, Fees

RULES FOR POSSIBLE PROPOSAL

16. Discussion and possible action to propose new and repeal current §535.154, Advertising
17. Discussion and possible action to propose amendments to §535.63, Approval of Instructors of Qualifying Courses
18. Discussion and possible action to propose amendments to §535.64, Content Requirements for Qualifying Real Estate Courses
19. Discussion and possible action to propose amendments to §535.73, Approval of Elective Continuing Education Courses

NEW BUSINESS

20. Discussion and possible action to approve TREC Investment Policy
21. Discussion and possible action regarding the Agency Strategic Plan FY 2017-2021
22. Discussion and possible action to approve Agency policy on Weapons Carry
23. Discussion and possible action to repeal or approve new or changes to TREC forms:
  - a. OP-N, Reverse Mortgage Addendum
  - b. AJR-1, Agreed Judgment Review
  - c. SF1-3, Sales Agent Sponsorship Form 1
  - d. SF2-1, Sales Agent Sponsorship Form 2

**FUTURE MEETINGS**

- 24. Discussion and possible action regarding future agenda items
- 25. Discussion and possible action to schedule future meetings
- 26. Adjourn